



## 35 Carrow Road, Norwich

Offers in Region of £290,000



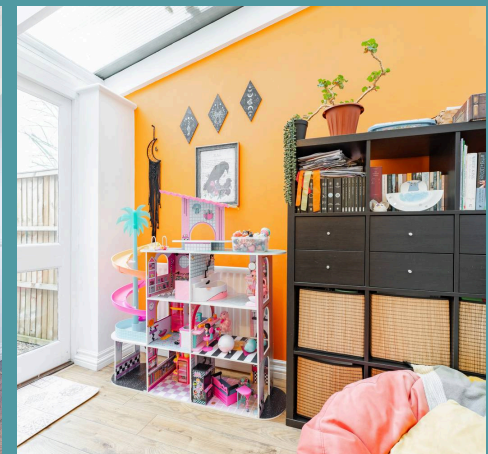
# 35 Carrow Road

## Norwich

Situated in the city centre of Norwich, this mid-terrace residence presents the perfect first home or investment purchase. Highlighting two reception rooms, a modern kitchen, four bedrooms and a family bathroom, with the benefit of a low maintenance courtyard and off-road parking. Its prime location ensures you are within close proximity to the city centres amenities, including shops, restaurants, schools and the train station. Don't miss the chance to acquire this home and experience all it has to offer.

### Location

Norwich NR1 is a central area in the vibrant city of Norwich, located in the county of Norfolk. This postcode district encompasses parts of the city's downtown, making it a bustling area with a mix of residential, commercial, and historical features. NR1 is home to a range of local amenities, including shops, restaurants, and cultural attractions. The iconic Norwich Castle and the picturesque Norwich Market are nearby, contributing to the area's rich heritage. It is also well-connected by public transport, offering easy access to the rest of the city and beyond. With its blend of modern living and historical charm, NR1 is an attractive location for both locals and visitors alike.







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Norwich

Step inside, and you'll be greeted by a home designed to make every-day living a joy. The ground floor features two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen features modern wall and base units, integrated appliances, and ample storage space, ensuring convenience and functionality in equal measure. A highlight of this property is the versatile conservatory, with the option to be a home office, dressing room or a utility room for storage.

Ascend to the upper floors where you will find four bedrooms, each thoughtfully designed to offer relaxation and privacy. Completing the upper levels is a WC for added convenience and a family bathroom that comprises of a three piece suite.

A low-maintenance courtyard garden is fully enclosed to ensure privacy and security. Perfect for enjoying a morning coffee or simply relaxing in the afternoon sunshine. Additionally, off-road parking can be found at the rear of the property.







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Norwich

### Agents Notes

We understand that this property is freehold.

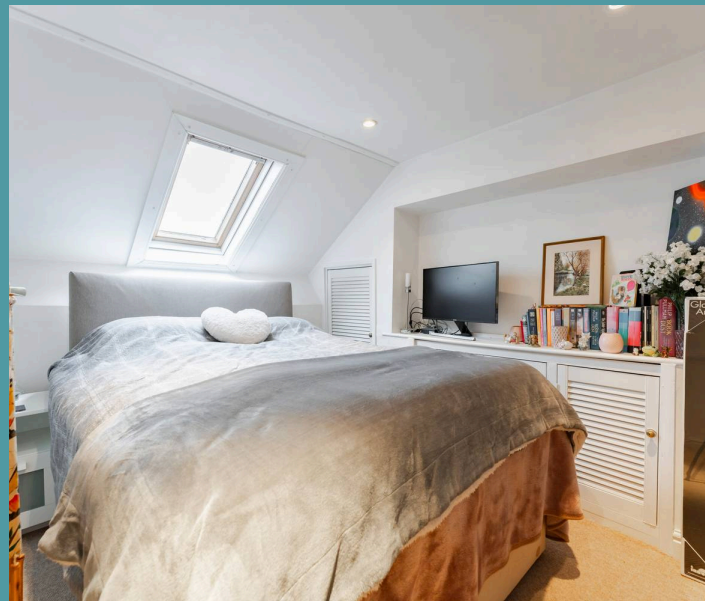
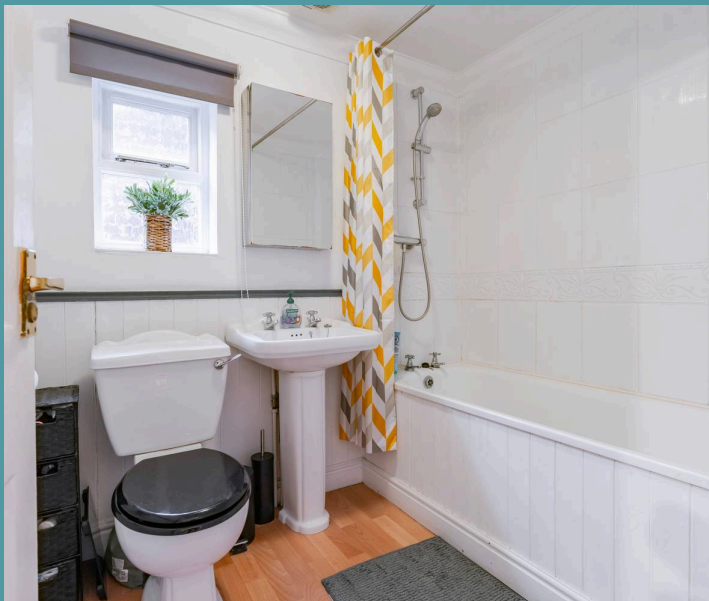
Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Permit parking £60.

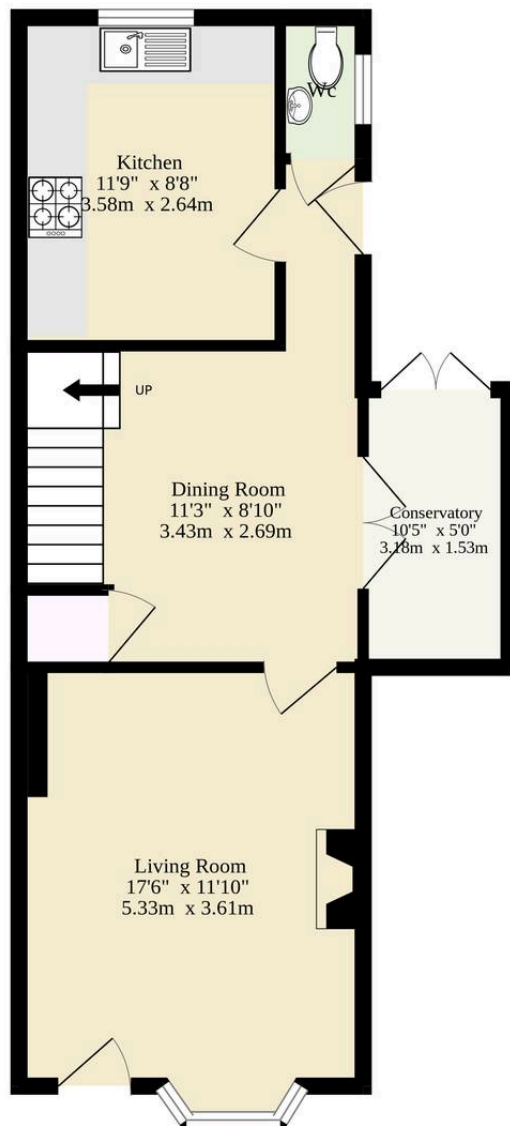
Council Tax Band: B

- Mid-terrace residence in the city centre of Norwich
- Perfect first home or investment purchase
- Two welcoming reception rooms for relaxation and entertaining
- Kitchen with modern wall and base units, integrated appliances and plenty of storage space
- Versatile conservatory with the option to be a home office, playroom or a utility room for storage
- Four bedrooms, a WC and a family bathroom
- Low-maintenance courtyard garden, fully enclosed for privacy
- Off-road parking at the rear of the property
- Walking distance to the city centre's shops, restaurants, train station and schools

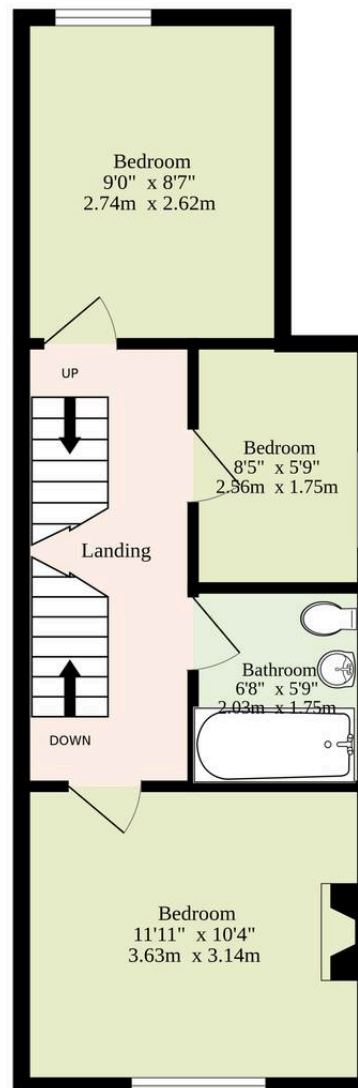




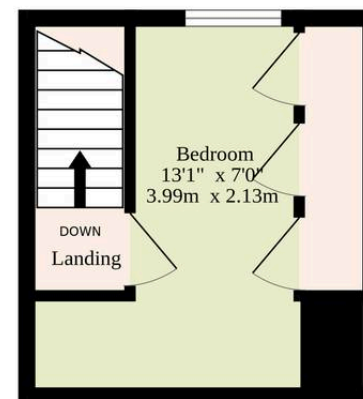
Ground Floor  
466 sq.ft. (43.3 sq.m.) approx.



1st Floor  
286 sq.ft. (26.6 sq.m.) approx.



2nd Floor  
103 sq.ft. (9.6 sq.m.) approx.



**TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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